

# **PAXTON SURVEYING & ENGINEERING**

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September 1, 2008

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

Attn: County Fire Marshal  
Subject: Fire Protection Plan-Short Form for TPM 21106, ER 07-09-010, APN 188-161-05, Fox Run Lane Valley Center, California

## **Fire Protection Plan- Short Form**

This letter is written in response to the request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86.

The project is located in the North County community of Valley Center on Fox Run Lane approximately 385 feet North of the intersection of Fruitvale and Fox Run Lane. The topography of the site maintains a gentle slope of about 10% from the south to the north. There is a slight steep area just west of the existing house with some rock outcroppings. The site is currently being used for residential. The climate for this area has temperatures into the high 90's in the summer and into the low 30's at night in the winter.

1. **Water Supply.** The project is served by the Valley Center Municipal Water District. There is an existing line within Fruitvale Road that will provide service to both Parcels with a possible extension if required by the fire district.
2. **Fire Access.** The two Parcels will take access from Fruitvale Road along an easement road that fronts on the Easterly line of said property known as Fox Run Lane and will meet the County requirement width of 24' A.C. with a graded width of 28'. The grade of this road is proposed to not exceed 10%. A road maintenance agreement will be required prior to the recording of said map. The owners will be responsible for the ongoing maintenance. The owner or organization responsible for road maintenance cannot be dissolved or unfunded. Funding obligations must be shared by all project owners and the responsibility to participate conveys with property transfer. Failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property. The site is surrounded by single family dwellings that maintain their land in a non-vegetated state.
3. **Building Fire-Resistance and Ignition:** Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.

4. Fire Protection System: All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.

5. Fire Protection Equipment: Portable fire extinguishers are recommended although not required.

6. Defensible Space: A minimum 100-foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17 and the Weed Abatement ordinance Section 2002-03 of the Valley Center Fire Protection District.

7. Vegetation Management: Prescribed Defensible Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list ( list maintained by County of San Diego).

Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity.

8. Fire Behavior Computer Modeling: Computer Fire Model is not required for this project.

Prepared By:   
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Licensed Land Surveyor

Date: 9-1-08

  
Sarah Beers, Owner

Date: 9-1-08